

Gorgeous unique town house in Beziers historical centre, 4 bedrooms, 2 terraces plus a garage - a rare find.

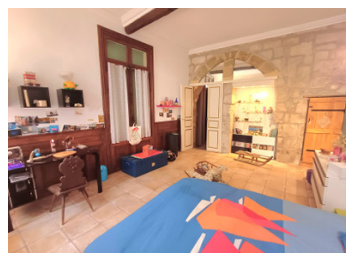


## INFORMATION

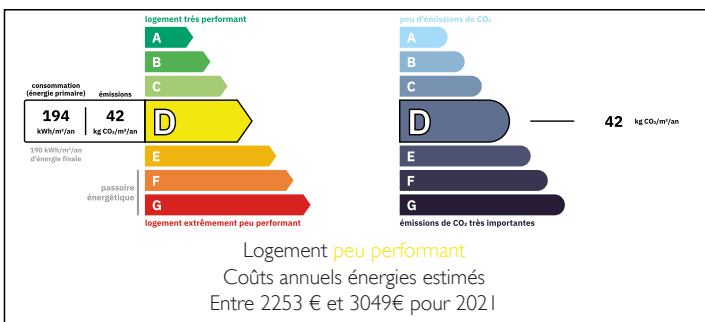
Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	3
Floor:	184 m2
Plot Size:	44 m2

## IN BRIEF

A gorgeous character house located in the historic centre of Beziers, known as 'Le Petit Paris' due to the style of architecture and the abundance of Hausmannian buildings. Found in a quiet street just a stone's throw away from restaurants, cafes, shops and historical monuments. This is an ideal property for those who enjoy a city environment but want to be close to the sea, airport and the countryside. With high ceilings and large rooms this beautiful character house is bright, spacious and full of charm with high ceilings and historical features. With 184m<sup>2</sup> of living space including a beautiful living/dining room with fireplace, a large kitchen/dining room accessing a pretty terrace for al fresco dining, 4 bedrooms, 3 bathrooms all with wc's. It also has a wonderful, completely private south facing roof terrace with magnificent views down...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 2835 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property is situated in a quiet street, close to all amenities, in the historic centre of Beziers. With 184m<sup>2</sup> of living space over three floors the property in a nutshell:

On the ground floor :

Entrance hall of 4m<sup>2</sup>,

Bedroom/office of 20.5m<sup>2</sup>,

Bathroom of 7.5 m<sup>2</sup>,

Garage of 35m<sup>2</sup>,

Laundry/boiler room of 3m<sup>2</sup>.

First floor:

Large living/dining room with fireplace of 23m<sup>2</sup>,

Large Kitchen/dining room of 22m<sup>2</sup>,

Scullery of 2m<sup>2</sup>,

Terrace of 15m<sup>2</sup>.

On the second floor

Bedroom of 23m<sup>2</sup>,

Bedroom of 20m<sup>2</sup>,

Bathroom and toilet

Storage room/cupboard of 2m<sup>2</sup>.

On the third floor:

Bedroom of 29m<sup>2</sup>,

Bathroom of 22.30m<sup>2</sup> with wc.

Spiral staircase accessing the 29m<sup>2</sup> roof terrace, super private with magnificent views all the way to the sea.

Good to know :

Gas central heating,

Partial double glazing,

Large garage,

2 terraces.

Béziers is only 14.5 km from the airport and 16 km from the sea.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>